

Pawlet Public Forum

Subdivision Regulations and Unified Bylaws



June 25th, 2012

Jaime Lee, Planner

Rutland Regional Planning Commission:

- Planning, Zoning, Subdivision
- Grant Projects
- Regional Programs



Rutland Regional Planning Commission

Municipal Planning Grant

“To **explore** the **possibility** of creating density based subdivision regulations to allow for the viable commercial and residential use of our historic village centers while protecting the natural areas, water quality and scenic resources of the Town.”

Funding from the Municipal Planning Grant Program, administered by the Vermont Department of Economic, Housing & Community Development, Agency of Commerce & Community Development

Purpose of Forum

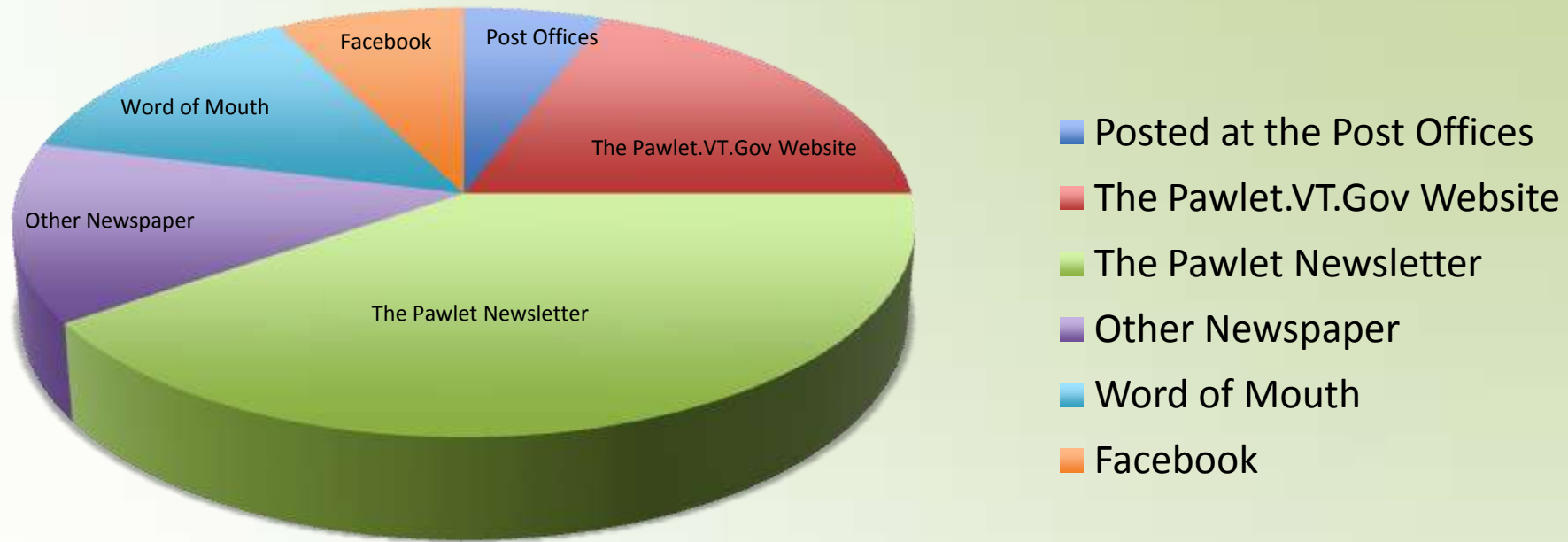
- Introductions
- Describe the project *from the onset*
- Gather initial public opinion to determine:
 - areas of concern
 - areas of focus
- Discuss basic terms, topics
- Discuss the second Public Forum

Results of Survey

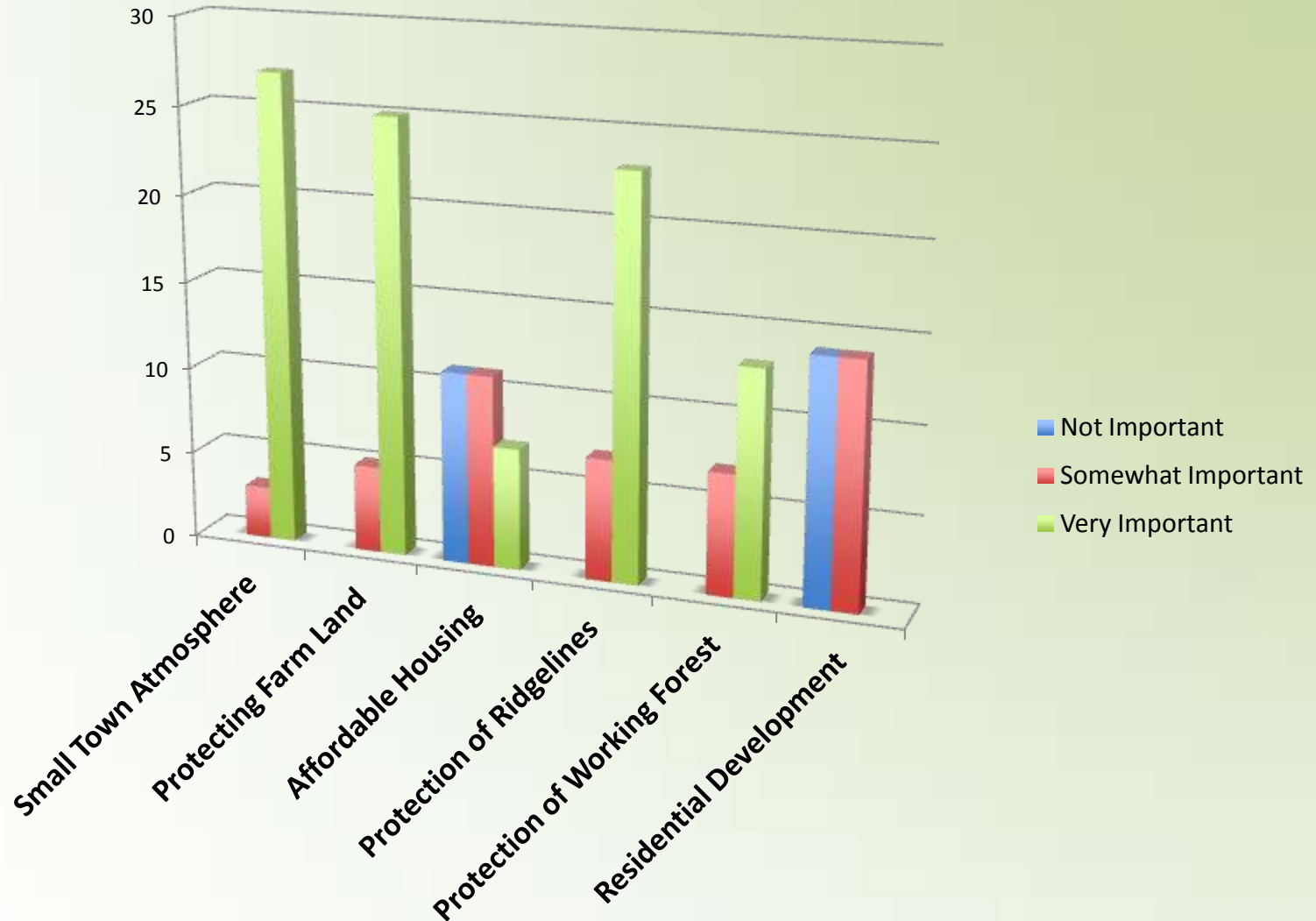
30 Responses Received
(2% of 2010 Population)

23 Submitted Online, 7 Hard Copy

Communication

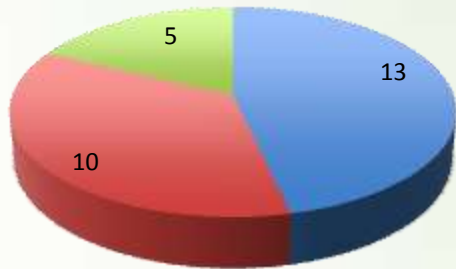


Rank by Importance:



How Familiar are you with...

The Pawlet Town Plan



■ Unfamilliar
■ Familiar
■ Very Familiar

The Pawlet Zoning Regulations



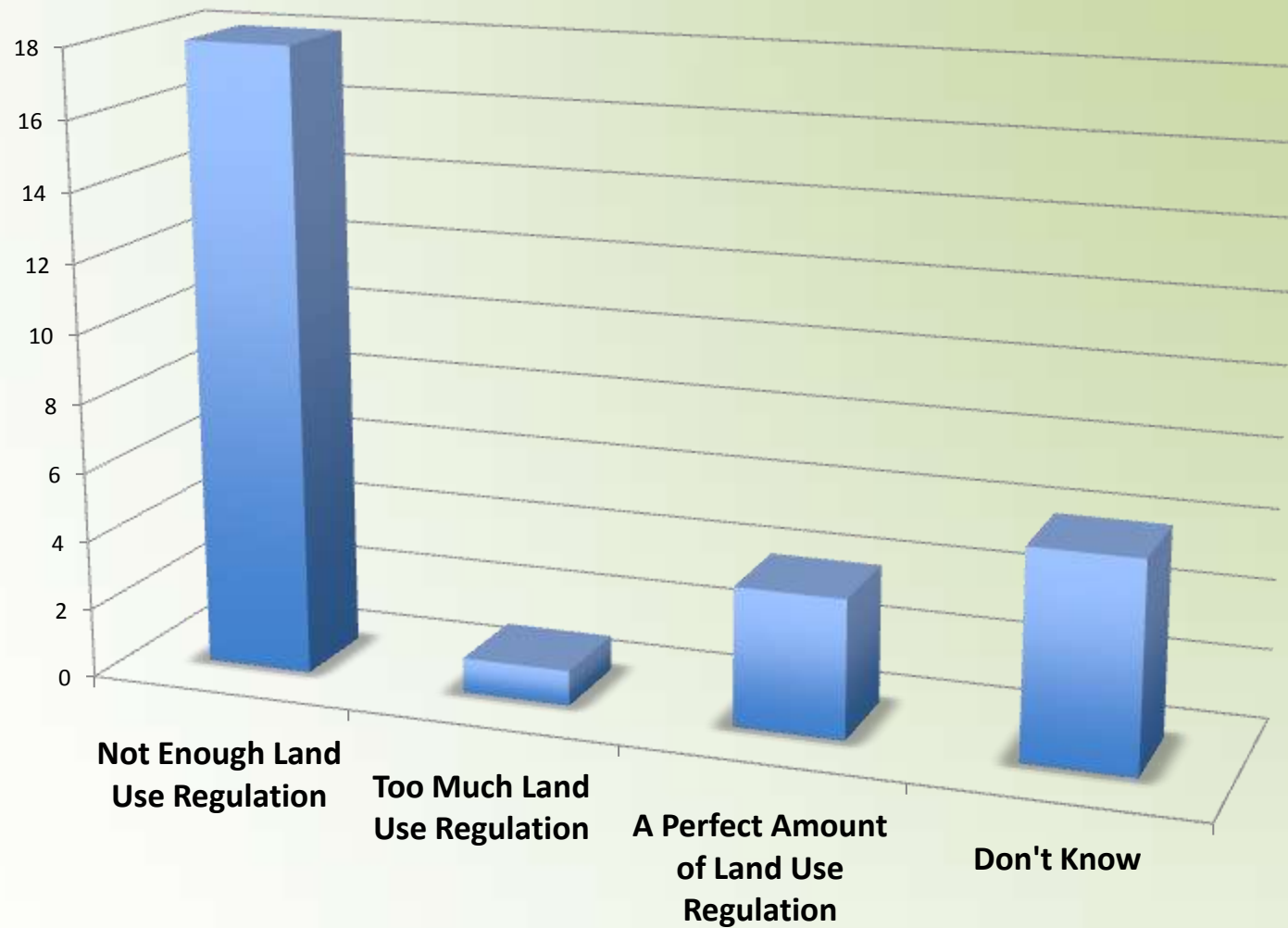
■ Unfamilliar
■ Familiar
■ Very Familiar

The Act 250 Process

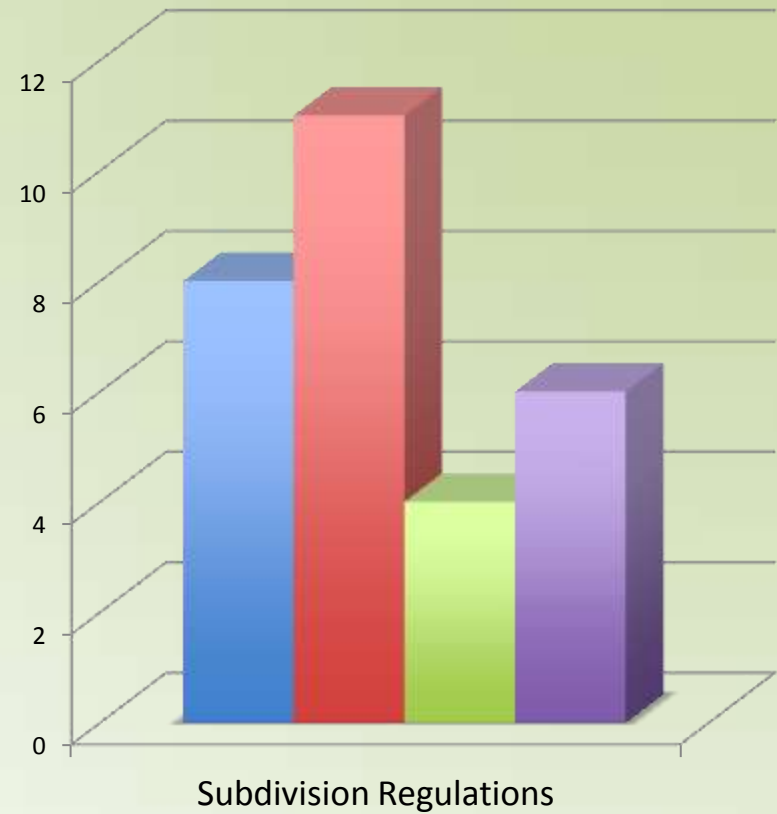
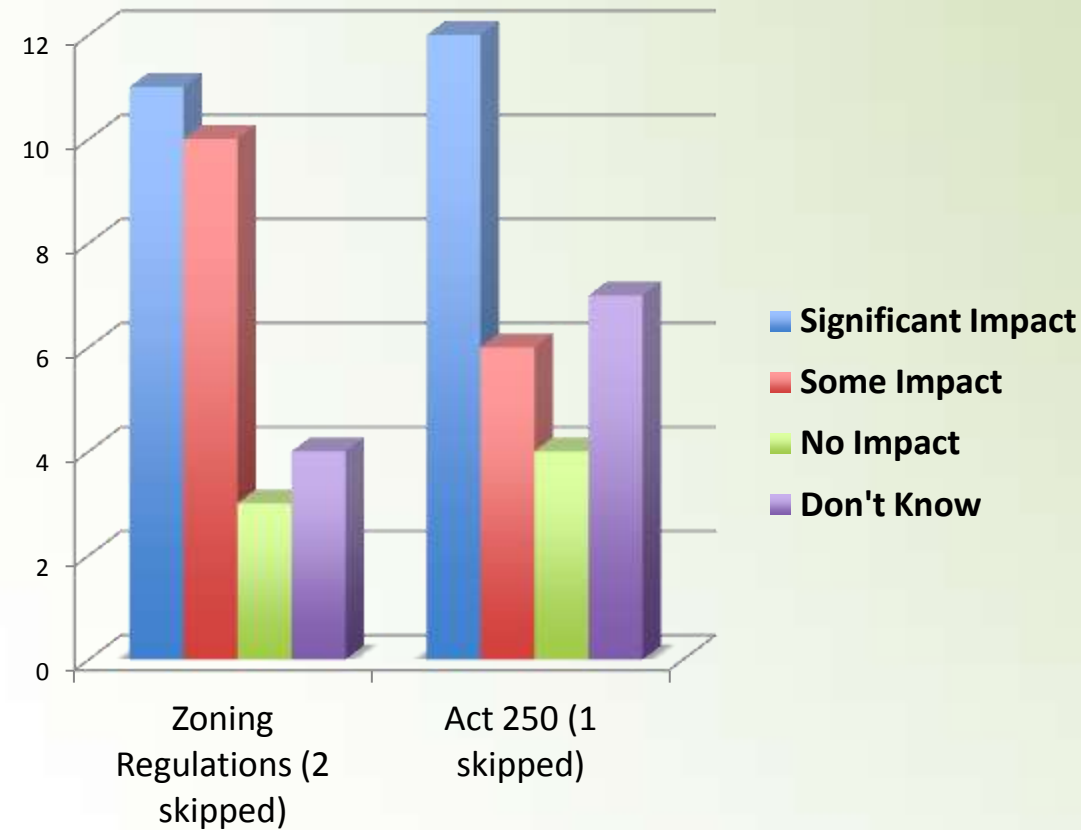


■ Unfamilliar
■ Familiar
■ Very Familiar

The Town of Pawlet Has....



How do *the following* impact use of your property?



What kind of Subdivision Regulations would you *most like* to see In Town?

Sampling:

- None - No cluster growth
- No cluster of homes
- Keep Act 250
- Clustered housing while protecting the overall footprint for open space
- Consistent with rural character, not allowing major commercial development
- Regulations that don't allow large housing tract development.
- Protection of ROW, preservation of woodlands preservation of ridgelines ban on cell towers and wind turbines
- Regulations that favor cluster development
- Encourage cluster growth while remaining a 1 acre town
- No subdivision regulations because in the long run the administrative costs will result in tax increases to cover administrative expenses
- Regulations that require and encourage thoughtful approach to unit placement that reflects the rural heritage of the region.

What kind of Subdivision Regulations *would you NOT like to see* In Town?

Sampling:

- Condos, Townhouses
- Please do not go to the 10 acre town plan. We don't need Dollar Stores in Pawlet - there are enough in Granville
- Regulations that undermine Act 250
- Becoming a 10 acre town
- I worry about people building houses too close to mine.
- Condominiums
- Businesses being run out of homes where not zoned for it, too many junk yards, lack of maintenance, increased enforcement.
- The kind that would also cause Pawlet to change from a 1-acre town to a 10-acre town under Act 250.

Act 250: 1 Acre vs. 10 Acre

- Adopting Subdivision Regulations *allows* a town to conduct local Act 250 review, but it does not *force* us to do so.
- Benson, Brandon and Manchester all choose to remain 1-Acre Towns, even though they have adopted Subdivision Regulations.
- Large Commercial development can still be approved by Act 250 in 1-acre Towns – Criterion 10 of Act 250 relies on language in a Town Plan to deter undesirable uses.

Subdivision Regulations & Impacts

Items that may be reviewed in a Subdivision Hearing

General:

Compatibility with Existing Settlement Patterns,
Lot Layout, Building Envelopes, Site Visits

Protection of Natural Resources:

Identification, Minimal Fragmentation, Infrastructure considerations, Corridor and Feature Protection

Unified Bylaws

- Zoning and Subdivision Regulations
- Why?
 - Easier for DRB, Applicants and Public to navigate
 - Streamlined, Orderly, Consolidated
 - Changes in Town Plan impact both documents, easier to update

Density vs. Minimum Lot Size

Minimum Lot Size

- indiscriminate, large lot sizes
- usually requires more or lengthier roads
- requiring large lots could exacerbate resource lands

Density-Based

- produces the same number of lots while conserving large, in-tact parcels
- seeks to conserve woodlands and farmlands